118.0	0002	0007.B	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	633,300 /	633,300
					USE VALUE:	633,300 /	633,300
					ASSESSED:	633,300 /	633,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		ELWERN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SINGER BARRY S --ETAL	
Owner 2:	SINGER ELIZABETH M	
Owner 3:		
Street 1:	27 ELWERN ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,609 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Wood Shingle Exterior and 1632 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5609.000	221,500		411,800	633,300
Total Card	0.129	221,500		411,800	633,300
Total Parcel	0.129	221,500		411,800	633,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 388.05 | /Parcel: 388.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 75867

GIS Ref

GIS Ref

Insp Date 12/01/18

!9143!

PREVIOUS ASSESSMENT

Parcel ID: 118.0-0002-0007.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	221,500	0	5,609.	411,800	633,300	633,300	Year End Roll	12/18/2019
2019	101	FV	188,300	0	5,609.	405,900	594,200	594,200	Year End Roll	1/3/2019
2018	101	FV	188,300	0	5,609.	311,800	500,100	500,100	Year End Roll	12/20/2017
2017	101	FV	188,300	0	5,609.	294,100	482,400	482,400	Year End Roll	1/3/2017
2016	101	FV	188,300	0	5,609.	270,600	458,900	458,900	Year End	1/4/2016
2015	101	FV	176,500	0	5,609.	253,000	429,500	429,500	Year End Roll	12/11/2014
2014	101	FV	176,500	0	5,609.	233,000	409,500	409,500	Year End Roll	12/16/2013
2013	101	FV	176,500	0	5,609.	233,000	409,500	409,500		12/13/2012

PRINT

Date	Time
12/10/20	23:39:16

LAST REV

Date	Time
09/03/19	14:14:11

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9143

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20231-318		11/1/1989		208,000	No	No		Y

USER DEFINED

Prior Id # 1:	75867
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/1/2013	1018	Manual	2,400	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2018	Meas/Inspect	HS	Hanne S
1/8/2014	Info Fm Prmt	EMK	Ellen K
12/10/2008	Meas/Inspect	294	PATRIOT
2/15/2000	Meas/Inspect	270	PATRIOT
9/1/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5609		Sq. Ft.	Site		0	70.	1.05	6									411,790						411,800	

Total AC/HA: 0.12876 | Total SF/SM: 5609 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 411,790 | Spl Credit | Total: 411,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99742496
Adj $ / SQ:	141.385
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	321069
Depreciation:	99531
Depreciated Total:	221538

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4		Baths: 1					HB 1		

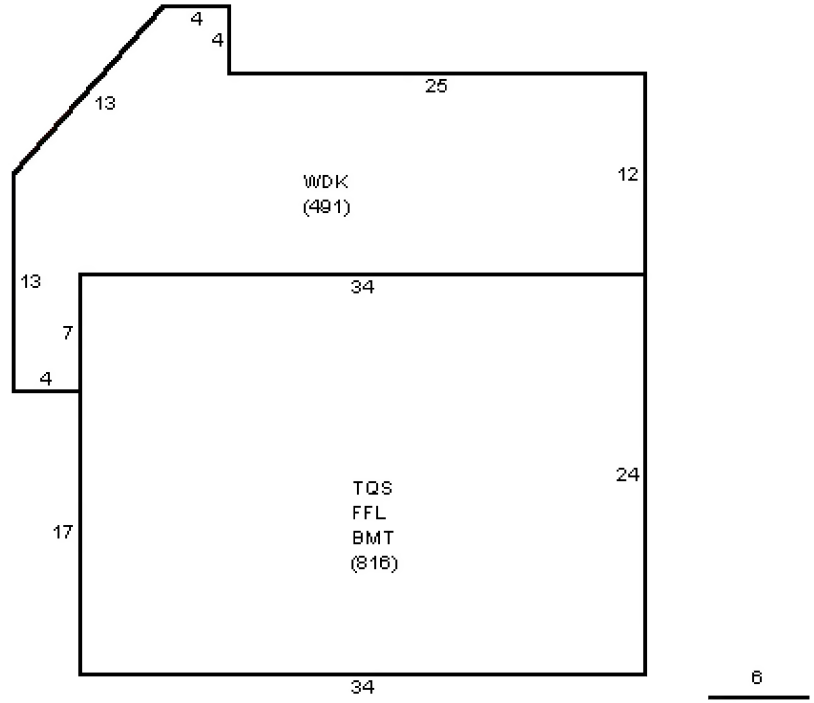
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	49.310	40,235
FFL	First Floor	816	141.380	115,370
TQS	3/4 Story	612	141.380	86,528
WDK	Deck	491	8.020	3,936
	Net Sketched Area:	2,735	Total:	246,069
Size Ad	1428	Gross Are	2939	FinArea 1632

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	141.38
Special Features:	0	Val/Su Net:	80.99
Final Total:	221500	Val/Su SzAd	155.11

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 118.0-0002-0007.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						

More: N | Total Yard Items: | Total Special Featues: | Total: